SOUTHTREE
COMMERCIAL

Restaurant Buildout

'95 CSI-1	Description	AdjQty Units	AdjUnitCost	XtdCost
	06000 WOOD & PLASTICES			**48,000**
08000 DOORS & WINDOWS				
	Doors & Hardware Material	5.00 ea	2,200.00 /ea	**11,000**
	Doors & Hardware Labor	5.00 ea	175.00 /ea	**875**
	08000 DOORS & WINDOWS			**11,875**
09000 FINISHES				
	Framing/Insulation/Drywall/Accoustical Ceilings	1.00 ls	50,000.00 /ls	**50,000**
	Kitchen	800.00 sf	475.00 /sf	**380,000**
	Paint	3,800.00 ls	7.00 /ls	**26,600**
	09000 FINISHES			**456,600**
13000 SPECIAL CONSTRUCTION				
	Fire Sprinkler (Assumes None)	***0.00 ls***	***0.00 /ls***	***0***
15000 MECHANICAL				
	Plumbing	1.00 ls	35,000.00 /ls	**35,000**
	HVAC	2,600.00 sf	12.00 /sf	**31,200**
	15000 MECHANICAL			**66,200**
16000 ELECTRICAL				
	Electrical	3,800.00 sf	16.00 /sf	**60,800**
	16000 ELECTRICAL			**60,800**

Estimate Totals

Description	Amount	Totals	Rate
Material SalesTax	941.50		7.000 %
Cost Total	**755,466.50**	**755,466.50**	
Builders Risk	2,930.01		0.350 %
General Liability	2,644.13		0.350 %
Subtotal	**5,574.14**	**761,040.64**	
Profit	76,104.06		10.000 %
TOTAL	**76,104.06**	**837,144.70**	
Total		***837,144.70***	

SOUTHTREE COMMERCIAL

Restaurant Buildout

'95 CSI-1	Description	AdjQty Units	AdjUnitCost	XtdCost
01000	**GENERAL CONDITIONS**			
	Project Manager	8.00 wk	1,500.00 /wk	**12,000**
	Accounting / Administration	8.00 wk	300.00 /wk	**2,400**
	General Superintendent	8.00 wk	500.00 /wk	**4,000**
	Project Superintendent	8.00 wk	3,200.00 /wk	**25,600**
	Blue Printing	1.00 ls	250.00 /ls	**250**
	Technology Fee	2.00 mo	500.00 /mo	**1,000**
	Architectural & MEP Design	1.00 ls	20,000.00 /ls	**20,000**
	Geotech	***0.00 ls***	***/ls***	
	Building Permit Allowance	1.00 ls	5,000.00 /ls	**5,000**
	Development Impact Fees	***0.00 ls***	***/ls***	
	Water/Sewer Impact Fee	***0.00 ls***	***/ls***	
	Testing & Engineering By Owner	***0.00 ls***	***/ls***	
	Temporary Power	2.00 mo	400.00 /mo	**800**
	Temporary Water	2.00 mo	250.00 /mo	**500**
	Field Office Rental	2.00 mo	750.00 /mo	**1,500**
	Field Office Set Up	1.00 ls	1,500.00 /ls	**1,500**
	Porta John	2.00 mo	400.00 /mo	**800**
	Temporary Fence	1.00 ls	5,000.00 /ls	**5,000**
	Equipment/ Tool Rental	2.00 mo	1,500.00 /mo	**3,000**
	Misc. Construction Materials	1.00 ls	5,000.00 /ls	**5,000**
	General Labor	1.00 ls	3,500.00 /ls	**3,500**
	Dumpsters	4.00 ea	550.00 /ea	**2,200**
	Interior/Exterior Cleaning	1.00 ls	2,500.00 /ls	**2,500**
	01000 GENERAL CONDITIONS			**96,550**
02000	**SITE WORK**			
	Selective Demolition Sub	1.00 ls	7,500.00 /ls	**7,500**
	02000 SITE WORK			**7,500**
03000	**CONCRETE**			
	Sawcutting	1.00 ls	3,500.00 /ls	**3,500**
	Concrete Pourback	1.00 ls	3,500.00 /ls	**3,500**
	03000 CONCRETE			**7,000**
06000	**WOOD & PLASTICES**			
	Millwork	1.00 ls	25,000.00 /ls	**25,000**
	Misc Blocking Material	1.00 ls	1,500.00 /ls	**1,500**
	Misc Blocking Labor	1.00 ls	1,500.00 /ls	**1,500**
	Misc Wood Trim	1.00 ls	20,000.00 /ls	**20,000**

SOUTHTREE COMMERCIAL

Exterior Improvements

'95 CSI-1	Description	AdjQty Units	AdjUnitCost	XtdCost
01000 GENERAL CONDITIONS				
	Project Manager	8.00 wk	1,500.00 /wk	**12,000**
	Accounting / Administration	8.00 wk	300.00 /wk	**2,400**
	General Superintendent	8.00 wk	500.00 /wk	**4,000**
	Project Superintendent	8.00 wk	3,200.00 /wk	**25,600**
	Blue Printing	1.00 ls	500.00 /ls	**500**
	Civil Engineer	1.00 ls	15,000.00 /ls	**15,000**
	Technology Fee	2.00 mo	500.00 /mo	**1,000**
	Architectural & MEP Design	1.00 ls	20,000.00 /ls	**20,000**
	Topo/ Boundary/ ALTA Survey	1.00 ls	7,500.00 /ls	**7,500**
	Geotech	***0.00 ls***	***0.00 /ls***	***0***
	Building Permit Allowance	1.00 ls	3,500.00 /ls	**3,500**
	Development Impact Fees	***0.00 ls***	***0.00 /ls***	***0***
	Water/Sewer Impact Fee	***0.00 ls***	***0.00 /ls***	***0***
	Testing & Engineering By Owner	***0.00 ls***	***0.00 /ls***	***0***
	Temporary Power	2.00 mo	400.00 /mo	**800**
	Temporary Water	2.00 mo	250.00 /mo	**500**
	Field Office Rental	2.00 mo	750.00 /mo	**1,500**
	Field Office Set Up	1.00 ls	1,500.00 /ls	**1,500**
	Porta John	2.00 mo	400.00 /mo	**800**
	Temporary Fencing	1.00 ls	5,000.00 /ls	**5,000**
	Equipment/ Tool Rental	2.00 mo	1,500.00 /mo	**3,000**
	Misc. Construction Materials	1.00 ls	5,000.00 /ls	**5,000**
	General Labor	1.00 ls	3,500.00 /ls	**3,500**
	Dumpsters	4.00 ea	550.00 /ea	**2,200**
	Interior/Exterior Cleaning	1.00 ls	2,500.00 /ls	**2,500**
	Pressure Wash Exterior	1.00 ls	2,500.00 /ls	**2,500**
	01000 GENERAL CONDITIONS			**120,300**
02000 SITE WORK				
	Site Demolition	1.00 ls	10,000.00 /ls	**10,000**
	Selective Demolition	1.00 ls	7,500.00 /ls	**7,500**
	Grading	1.00 ls	10,000.00 /ls	**10,000**
	Erosion Control	1.00 ls	10,000.00 /ls	**10,000**
	Asphalt Repair	850.00 sy	45.00 /sy	**38,250**
	Sidewalks	2,000.00 sf	6.00 /sf	**12,000**
	Concrete Patio	1,000.00 sf	7.00 /sf	**7,000**
	Curb & Gutter (None)	***0.00 ls***	***0.00 /ls***	***0***
	Patio Rail/Barrier	100.00 lf	100.00 /lf	**10,000**
	Dumpster Enclosure	1.00 ea	20,000.00 /ea	**20,000**

'95 CSI-1	Description	AdjQty Units	AdjUnitCost	XtdCost
02000 SITE WORK				
	Landscaping	1.00 ls	25,000.00 /ls	25,000
	Site Lighting Excluded	***0.00 ls***	***0.00 /ls***	***0***
	Domestic Water (Assumes Existing to Remain)	***0.00 ea***	***0.00 /ea***	***0***
	Sanitary Sewer (Assumes Exisiting to Remain)	***0.00 ls***	***0.00 /ls***	***0***
	Storm (Assumes Existing to Remain)	***0.00 ls***	***0.00 /ls***	***0***
	02000 SITE WORK			149,750
04000 MASONRY				
	Brick Repair & New Openings	1.00 ls	10,000.00 /ls	10,000
	04000 MASONRY			10,000
05000 STEEL				
	Misc. Steel	1.00 ls	10,000.00 /ls	10,000
	05000 STEEL			10,000
06000 WOOD & PLASTICES				
	Porch Framing & Roof	1,000.00 sf	40.00 /sf	40,000
	Wood Repairs	1.00 ls	20,000.00 /ls	20,000
	Wood Trusses (Existing to Remain)	***0.00 ls***	***0.00 /ls***	***0***
	06000 WOOD & PLASTICES			60,000
07000 THERMAL-MOIST.PROTECTION				
	House Wrap	1.00 ls	1,000.00 /ls	1,000
	Hardie Siding	1,000.00 sf	20.00 /sf	20,000
	Roofing	4,500.00 sf	8.00 /sf	36,000
	Sealing/Caulking	1.00 ls	5,000.00 /ls	5,000
	07000 THERMAL-MOIST.PROTECTION			62,000
08000 DOORS & WINDOWS				
	Hang Doors and Hardware	3.00 ea	175.00 /ea	525
	Hollow Metal Doors	3.00 ea	1,200.00 /ea	3,600
	Overhead Doors	3.00 ea	15,000.00 /ea	45,000
	Storefront Windows & Entrance	1.00 ls	35,000.00 /ls	35,000
	08000 DOORS & WINDOWS			84,125
09000 FINISHES				
	Painting	1.00 ls	20,000.00 /ls	20,000

'95 CSI-1	Description	AdjQty Units	AdjUnitCost	XtdCost
	09000 FINISHES			**20,000**
15000	**MECHANICAL**			
	Plumbing	***0.00 ls***	***0.00 /ls***	***0***
	HVAC	3,750.00 sf	14.00 /sf	**52,500**
	15000 MECHANICAL			**52,500**
16000	**ELECTRICAL**			
	Electrical	3,750.00 ls	10.00 /ls	**37,500**
	16000 ELECTRICAL			**37,500**

Estimate Totals

Description	Amount	Totals	
Material SalesTax	441.00		7.000
Cost Total	**606,616.00**	**606,616.00**	
Builders Risk	2,352.70		
General Liability	2,123.16		
Subtotal	**4,475.86**	**611,091.86**	
Profit	61,109.19		10.000
TOTAL	**61,109.19**	**672,201.05**	
Total		***672,201.05***	